



# PLANNING DEPARTMENT

## County Of Hidalgo

**Raul E. Sesin, P.E., CFM**  
**PLANNING ADMINISTRATOR**

TO: Judge Ramon Garcia, County Commissioner's Court

FROM: Raul E. Sesin, P.E., Planning Administrator

DATE: October 11, 2011

RE: **Monte Alto ISD High School Subdivision – Pct. 1**  
**Preliminary Approval**

Monte Alto ISD High School is a one (1) school lot subdivision located on the North side of Valdez Ave., approximately ½ mile West of FM 88 (Texas Ave.).

The proposed Subdivision lies within the Rural Area of the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on August 23, 2011. The proposed subdivision lies within a Zone “X-Un-shaded” as per FEMA’s FIRM. The developer will install a storm sewer network system to provide drainage for the parking lots and access road. As per the H.C.D.D. No. 1 approved Drainage Report, drainage will be provided by an on-site drainage detention pond area with an outfall structure discharging into the Hidalgo & Willacy Counties Water Control & Improvement District No. 1 drain ditch located on the West side of the property.

The proposed subdivision plat was submitted to, reviewed, and approved by Roy Gonzalez, ROW Agent on September 30, 2011. The proposed subdivision plat will dedicate twenty (20) feet on Valdez Avenue of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Sewer Services will be provided by North Alamo Water Supply Corporation.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Valdez Ave. that will serve as the primary source of water for the proposed development.

This subdivision is more than 5 acres and therefore requires a SWMP3 which was submitted and reviewed by the Office of Environmental Compliance on September 26, 2011.

The Subdivision Plat has been reviewed and complies with the Hidalgo County Subdivision Rules and the Texas Local Government Code.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval on October 4, 2011** subject to staff comments and future recommendations by Planning and other departments.